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**SUBSTITUTE SENATE BILL 6057**

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**State of Washington 57th Legislature**

**2002 Regular Session**

**By** Senate Committee on Economic Development & Telecommunications  
(originally sponsored by Senators T. Sheldon and Roach)

READ FIRST TIME 02/08/2002.

1 AN ACT Relating to incorporating effective economic development  
2 planning into growth management planning; amending RCW 36.70A.020,  
3 36.70A.030, 36.70A.070, and 36.70A.210; and creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 36.70A.020 and 1990 1st ex.s. c 17 s 2 are each  
6 amended to read as follows:

7 The following goals are adopted to guide the development and  
8 adoption of comprehensive plans and development regulations of those  
9 counties and cities that are required or choose to plan under RCW  
10 36.70A.040. The following goals are not listed in order of priority  
11 and shall be used exclusively for the purpose of guiding the  
12 development of comprehensive plans and development regulations:

13 (1) Urban growth. Encourage development in urban areas where  
14 adequate public facilities and services exist or can be provided in an  
15 efficient manner.

16 (2) Reduce sprawl. Reduce the inappropriate conversion of  
17 undeveloped land into sprawling, low-density development.

1 (3) Transportation. Encourage efficient multimodal transportation  
2 systems that are based on regional priorities and coordinated with  
3 county and city comprehensive plans.

4 (4) Housing. Encourage the availability of affordable housing to  
5 all economic segments of the population of this state, promote a  
6 variety of residential densities and housing types, and encourage  
7 preservation of existing housing stock.

8 (5) Economic development. Encourage economic development  
9 throughout the state that is consistent with adopted comprehensive  
10 plans, promote economic opportunity for all citizens of this state,  
11 especially for unemployed and for disadvantaged persons, promote the  
12 retention and/or expansion of existing businesses, recognize regional  
13 differences impacting economic development opportunities, and encourage  
14 growth in areas experiencing insufficient economic growth, all within  
15 the capacities of the state's natural resources, public services, and  
16 public facilities.

17 (6) Property rights. Private property shall not be taken for  
18 public use without just compensation having been made. The property  
19 rights of landowners shall be protected from arbitrary and  
20 discriminatory actions.

21 (7) Permits. Applications for both state and local government  
22 permits should be processed in a timely and fair manner to ensure  
23 predictability.

24 (8) Natural resource industries. Maintain and enhance natural  
25 resource-based industries, including productive timber, agricultural,  
26 and fisheries industries. Encourage the conservation of productive  
27 forest lands and productive agricultural lands, and discourage  
28 incompatible uses.

29 (9) Open space and recreation. Encourage the retention of open  
30 space and development of recreational opportunities, conserve fish and  
31 wildlife habitat, increase access to natural resource lands and water,  
32 and develop parks.

33 (10) Environment. Protect the environment and enhance the state's  
34 high quality of life, including air and water quality, and the  
35 availability of water.

36 (11) Citizen participation and coordination. Encourage the  
37 involvement of citizens in the planning process and ensure coordination  
38 between communities and jurisdictions to reconcile conflicts.

1 (12) Public facilities and services. Ensure that those public  
2 facilities and services necessary to support development shall be  
3 adequate to serve the development at the time the development is  
4 available for occupancy and use without decreasing current service  
5 levels below locally established minimum standards.

6 (13) Historic preservation. Identify and encourage the  
7 preservation of lands, sites, and structures, that have historical or  
8 archaeological significance.

9 **Sec. 2.** RCW 36.70A.030 and 1997 c 429 s 3 are each amended to read  
10 as follows:

11 Unless the context clearly requires otherwise, the definitions in  
12 this section apply throughout this chapter.

13 (1) "Adopt a comprehensive land use plan" means to enact a new  
14 comprehensive land use plan or to update an existing comprehensive land  
15 use plan.

16 (2) "Agricultural land" means land primarily devoted to the  
17 commercial production of horticultural, viticultural, floricultural,  
18 dairy, apiary, vegetable, or animal products or of berries, grain, hay,  
19 straw, turf, seed, Christmas trees not subject to the excise tax  
20 imposed by RCW 84.33.100 through 84.33.140, finfish in upland  
21 hatcheries, or livestock, and that has long-term commercial  
22 significance for agricultural production.

23 (3) "City" means any city or town, including a code city.

24 (4) "Comprehensive land use plan," "comprehensive plan," or "plan"  
25 means a generalized coordinated land use policy statement of the  
26 governing body of a county or city that is adopted pursuant to this  
27 chapter.

28 (5) "Critical areas" include the following areas and ecosystems:  
29 (a) Wetlands; (b) areas with a critical recharging effect on aquifers  
30 used for potable water; (c) fish and wildlife habitat conservation  
31 areas; (d) frequently flooded areas; and (e) geologically hazardous  
32 areas.

33 (6) "Department" means the department of community, trade, and  
34 economic development.

35 (7) "Development regulations" or "regulation" means the controls  
36 placed on development or land use activities by a county or city,  
37 including, but not limited to, zoning ordinances, critical areas  
38 ordinances, shoreline master programs, official controls, planned unit

1 development ordinances, subdivision ordinances, and binding site plan  
2 ordinances together with any amendments thereto. A development  
3 regulation does not include a decision to approve a project permit  
4 application, as defined in RCW 36.70B.020, even though the decision may  
5 be expressed in a resolution or ordinance of the legislative body of  
6 the county or city.

7 (8) "Forest land" means land primarily devoted to growing trees for  
8 long-term commercial timber production on land that can be economically  
9 and practically managed for such production, including Christmas trees  
10 subject to the excise tax imposed under RCW 84.33.100 through  
11 84.33.140, and that has long-term commercial significance. In  
12 determining whether forest land is primarily devoted to growing trees  
13 for long-term commercial timber production on land that can be  
14 economically and practically managed for such production, the following  
15 factors shall be considered: (a) The proximity of the land to urban,  
16 suburban, and rural settlements; (b) surrounding parcel size and the  
17 compatibility and intensity of adjacent and nearby land uses; (c) long-  
18 term local economic conditions that affect the ability to manage for  
19 timber production; and (d) the availability of public facilities and  
20 services conducive to conversion of forest land to other uses.

21 (9) "Geologically hazardous areas" means areas that because of  
22 their susceptibility to erosion, sliding, earthquake, or other  
23 geological events, are not suited to the siting of commercial,  
24 residential, or industrial development consistent with public health or  
25 safety concerns.

26 (10) "Land suitable for development" means all vacant, partially  
27 used, and underutilized parcels that are: (a) Designated for  
28 commercial, industrial, or residential use; (b) not intended for public  
29 use; and (c) not constrained by critical areas in a way that limits  
30 development potential and makes new construction on a parcel  
31 unfeasible.

32 (11) "Long-term commercial significance" includes the growing  
33 capacity, productivity, and soil composition of the land for long-term  
34 commercial production, in consideration with the land's proximity to  
35 population areas, and the possibility of more intense uses of the land.

36 (~~(11)~~) (12) "Minerals" include gravel, sand, and valuable  
37 metallic substances.

38 (~~(12)~~) (13) "Performance measures" required under RCW  
39 36.70A.210(3) means an indicator providing consistent and reliable

1 information over time to help gauge how a jurisdiction is achieving  
2 specified performance results. "Indicator" means a quantifiable  
3 measurement or index.

4 (14) "Public facilities" include streets, roads, highways,  
5 sidewalks, street and road lighting systems, traffic signals, domestic  
6 water systems, storm and sanitary sewer systems, parks and recreational  
7 facilities, and schools.

8 ~~((13))~~ (15) "Public services" include fire protection and  
9 suppression, law enforcement, public health, education, recreation,  
10 environmental protection, and other governmental services.

11 ~~((14))~~ (16) "Rural character" refers to the patterns of land use  
12 and development established by a county in the rural element of its  
13 comprehensive plan:

14 (a) In which open space, the natural landscape, and vegetation  
15 predominate over the built environment;

16 (b) That foster traditional rural lifestyles, rural-based  
17 economies, and opportunities to both live and work in rural areas;

18 (c) That provide visual landscapes that are traditionally found in  
19 rural areas and communities;

20 (d) That are compatible with the use of the land by wildlife and  
21 for fish and wildlife habitat;

22 (e) That reduce the inappropriate conversion of undeveloped land  
23 into sprawling, low-density development;

24 (f) That generally do not require the extension of urban  
25 governmental services; and

26 (g) That are consistent with the protection of natural surface  
27 water flows and ground water and surface water recharge and discharge  
28 areas.

29 ~~((15))~~ (17) "Rural counties" has the same meaning as in RCW  
30 82.14.370(5).

31 (18) "Rural development" refers to development outside the urban  
32 growth area and outside agricultural, forest, and mineral resource  
33 lands designated pursuant to RCW 36.70A.170. Rural development can  
34 consist of a variety of uses and residential densities, including  
35 clustered residential development, at levels that are consistent with  
36 the preservation of rural character and the requirements of the rural  
37 element. Rural development does not refer to agriculture or forestry  
38 activities that may be conducted in rural areas.

1       (~~(16)~~) (19) "Rural governmental services" or "rural services"  
2 include those public services and public facilities historically and  
3 typically delivered at an intensity usually found in rural areas, and  
4 may include domestic water systems, fire and police protection  
5 services, transportation and public transit services, and other public  
6 utilities associated with rural development and normally not associated  
7 with urban areas. Rural services do not include storm or sanitary  
8 sewers, except as otherwise authorized by RCW 36.70A.110(4).

9       (~~(17)~~) (20) "Small-scale business" means any business entity,  
10 including a sole proprietorship, corporation, partnership, or other  
11 legal entity, that is owned and operated independently from all other  
12 businesses, and that is of a size and scale that is: (a) Compatible  
13 with adjacent land uses and existing or planned infrastructure; and (b)  
14 if in a rural area, is consistent with the rural character of the area  
15 as defined by the local government according to RCW 36.70A.030(16); or  
16 (c) if outside a rural area, is consistent with the neighborhood  
17 character, as may be established by the local government in which it is  
18 located.

19       (21) "Urban growth" refers to growth that makes intensive use of  
20 land for the location of buildings, structures, and impermeable  
21 surfaces to such a degree as to be incompatible with the primary use of  
22 land for the production of food, other agricultural products, or fiber,  
23 or the extraction of mineral resources, rural uses, rural development,  
24 and natural resource lands designated pursuant to RCW 36.70A.170. A  
25 pattern of more intensive rural development, as provided in RCW  
26 36.70A.070(5)(d), is not urban growth. When allowed to spread over  
27 wide areas, urban growth typically requires urban governmental  
28 services. "Characterized by urban growth" refers to land having urban  
29 growth located on it, or to land located in relationship to an area  
30 with urban growth on it as to be appropriate for urban growth.

31       (~~(18)~~) (22) "Urban growth areas" means those areas designated by  
32 a county pursuant to RCW 36.70A.110.

33       (~~(19)~~) (23) "Urban governmental services" or "urban services"  
34 include those public services and public facilities at an intensity  
35 historically and typically provided in cities, specifically including  
36 storm and sanitary sewer systems, domestic water systems, street  
37 cleaning services, fire and police protection services, public transit  
38 services, and other public utilities associated with urban areas and  
39 normally not associated with rural areas.

1        (~~(20)~~) (24) "Wetland" or "wetlands" means areas that are  
2 inundated or saturated by surface water or ground water at a frequency  
3 and duration sufficient to support, and that under normal circumstances  
4 do support, a prevalence of vegetation typically adapted for life in  
5 saturated soil conditions. Wetlands generally include swamps, marshes,  
6 bogs, and similar areas. Wetlands do not include those artificial  
7 wetlands intentionally created from nonwetland sites, including, but  
8 not limited to, irrigation and drainage ditches, grass-lined swales,  
9 canals, detention facilities, wastewater treatment facilities, farm  
10 ponds, and landscape amenities, or those wetlands created after July 1,  
11 1990, that were unintentionally created as a result of the construction  
12 of a road, street, or highway. Wetlands may include those artificial  
13 wetlands intentionally created from nonwetland areas created to  
14 mitigate conversion of wetlands.

15        **Sec. 3.** RCW 36.70A.070 and 1998 c 171 s 2 are each amended to read  
16 as follows:

17        The comprehensive plan of a county or city that is required or  
18 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,  
19 and descriptive text covering objectives, principles, and standards  
20 used to develop the comprehensive plan. The plan shall be an  
21 internally consistent document and all elements shall be consistent  
22 with the future land use map. A comprehensive plan shall be adopted  
23 and amended with public participation as provided in RCW 36.70A.140.

24        Each comprehensive plan shall include a plan, scheme, or design for  
25 each of the following:

26        (1) A land use element designating the proposed general  
27 distribution and general location and extent of the uses of land, where  
28 appropriate, for agriculture, timber production, housing, commerce,  
29 industry, recreation, open spaces, general aviation airports, public  
30 utilities, public facilities, and other land uses. The land use  
31 element shall include population densities, building intensities, and  
32 estimates of future population growth. The land use element shall  
33 provide for protection of the quality and quantity of ground water used  
34 for public water supplies. Where applicable, the land use element  
35 shall review drainage, flooding, and storm water run-off in the area  
36 and nearby jurisdictions and provide guidance for corrective actions to  
37 mitigate or cleanse those discharges that pollute waters of the state,  
38 including Puget Sound or waters entering Puget Sound.

1 (2) A housing element ensuring the vitality and character of  
2 established residential neighborhoods that: (a) Includes an inventory  
3 and analysis of existing and projected housing needs that identifies  
4 the number of housing units necessary to accommodate projected growth;  
5 (b) includes a statement of goals, policies, objectives, and mandatory  
6 provisions for the preservation, improvement, and development of  
7 housing, including single-family residences; (c) identifies sufficient  
8 land for housing, including, but not limited to, government-assisted  
9 housing, housing for low-income families, manufactured housing,  
10 multifamily housing, and group homes and foster care facilities; and  
11 (d) makes adequate provisions for existing and projected needs of all  
12 economic segments of the community.

13 (3) A capital facilities plan element consisting of: (a) An  
14 inventory of existing capital facilities owned by public entities,  
15 showing the locations and capacities of the capital facilities; (b) a  
16 forecast of the future needs for such capital facilities; (c) the  
17 proposed locations and capacities of expanded or new capital  
18 facilities; (d) at least a six-year plan that will finance such capital  
19 facilities within projected funding capacities and clearly identifies  
20 sources of public money for such purposes; and (e) a requirement to  
21 reassess the land use element if probable funding falls short of  
22 meeting existing needs and to ensure that the land use element, capital  
23 facilities plan element, and financing plan within the capital  
24 facilities plan element are coordinated and consistent.

25 (4) A utilities element consisting of the general location,  
26 proposed location, and capacity of all existing and proposed utilities,  
27 including, but not limited to, electrical lines, telecommunication  
28 lines, and natural gas lines.

29 (5) Rural element. Counties shall include a rural element  
30 including lands that are not designated for urban growth, agriculture,  
31 forest, or mineral resources. The following provisions shall apply to  
32 the rural element:

33 (a) Growth management act goals and local circumstances. Because  
34 circumstances vary from county to county, in establishing patterns of  
35 rural densities and uses, a county may consider local circumstances,  
36 but shall develop a written record explaining how the rural element  
37 harmonizes the planning goals in RCW 36.70A.020 and meets the  
38 requirements of this chapter.

1 (b) Rural development. The rural element shall permit rural  
2 development, forestry, and agriculture in rural areas. The rural  
3 element shall provide for a variety of rural densities, uses, essential  
4 public facilities, and rural governmental services needed to serve the  
5 permitted densities and uses. In order to achieve a variety of rural  
6 densities and uses, counties may provide for clustering, density  
7 transfer, design guidelines, conservation easements, and other  
8 innovative techniques that will accommodate appropriate rural densities  
9 and uses that are not characterized by urban growth and that are  
10 consistent with rural character.

11 (c) Measures governing rural development. The rural element shall  
12 include measures that apply to rural development and protect the rural  
13 character of the area, as established by the county, by:

14 (i) Containing or otherwise controlling rural development;

15 (ii) Assuring visual compatibility of rural development with the  
16 surrounding rural area;

17 (iii) Reducing the inappropriate conversion of undeveloped land  
18 into sprawling, low-density development in the rural area;

19 (iv) Protecting critical areas, as provided in RCW 36.70A.060, and  
20 surface water and ground water resources; and

21 (v) Protecting against conflicts with the use of agricultural,  
22 forest, and mineral resource lands designated under RCW 36.70A.170.

23 (d) Limited areas of more intensive rural development. Subject to  
24 the requirements of this subsection and except as otherwise  
25 specifically provided in this subsection (5)(d), the rural element may  
26 allow for limited areas of more intensive rural development, including  
27 necessary public facilities and public services to serve the limited  
28 area as follows:

29 (i) Rural development consisting of the infill, development, or  
30 redevelopment of existing commercial, industrial, residential, or  
31 mixed-use areas, whether characterized as shoreline development,  
32 villages, hamlets, rural activity centers, or crossroads developments.  
33 A commercial, industrial, residential, shoreline, or mixed-use area  
34 shall be subject to the requirements of (d)(iv) of this subsection, but  
35 shall not be subject to the requirements of (c)(ii) and (iii) of this  
36 subsection. An industrial area is not required to be principally  
37 designed to serve the existing and projected rural population;

38 (ii) The intensification of development on lots containing, or new  
39 development of, small-scale recreational or tourist uses, including

1 commercial facilities to serve those recreational or tourist uses, that  
2 rely on a rural location and setting, but that do not include new  
3 residential development. A small-scale recreation or tourist use is  
4 not required to be principally designed to serve the existing and  
5 projected rural population. Public services and public facilities  
6 shall be limited to those necessary to serve the recreation or tourist  
7 use and shall be provided in a manner that does not permit low-density  
8 sprawl;

9 (iii) The intensification of development on lots containing  
10 isolated nonresidential uses or new development of isolated cottage  
11 industries and isolated small-scale businesses that are not principally  
12 designed to serve the existing and projected rural population and  
13 nonresidential uses, but do provide job opportunities for rural  
14 residents. Rural counties may allow the expansion of small-scale  
15 businesses as long as those small-scale businesses conform with the  
16 rural character of the area, as defined by the local government  
17 according to RCW 36.70A.030(16). Rural counties may also allow new  
18 small-scale businesses to utilize a site previously occupied by an  
19 existing business as long as the new small-scale business conforms to  
20 the rural character of the area as defined by the local government  
21 according to RCW 36.70A.030(16). Public services and public facilities  
22 shall be limited to those necessary to serve the isolated  
23 nonresidential use and shall be provided in a manner that does not  
24 permit low-density sprawl;

25 (iv) A county shall adopt measures to minimize and contain the  
26 existing areas or uses of more intensive rural development, as  
27 appropriate, authorized under this subsection. Lands included in such  
28 existing areas or uses shall not extend beyond the logical outer  
29 boundary of the existing area or use, thereby allowing a new pattern of  
30 low-density sprawl. Existing areas are those that are clearly  
31 identifiable and contained and where there is a logical boundary  
32 delineated predominately by the built environment, but that may also  
33 include undeveloped lands if limited as provided in this subsection.  
34 The county shall establish the logical outer boundary of an area of  
35 more intensive rural development. In establishing the logical outer  
36 boundary the county shall address (A) the need to preserve the  
37 character of existing natural neighborhoods and communities, (B)  
38 physical boundaries such as bodies of water, streets and highways, and  
39 land forms and contours, (C) the prevention of abnormally irregular

1 boundaries, and (D) the ability to provide public facilities and public  
2 services in a manner that does not permit low-density sprawl;

3 (v) For purposes of (d) of this subsection, an existing area or  
4 existing use is one that was in existence:

5 (A) On July 1, 1990, in a county that was initially required to  
6 plan under all of the provisions of this chapter;

7 (B) On the date the county adopted a resolution under RCW  
8 36.70A.040(2), in a county that is planning under all of the provisions  
9 of this chapter under RCW 36.70A.040(2); or

10 (C) On the date the office of financial management certifies the  
11 county's population as provided in RCW 36.70A.040(5), in a county that  
12 is planning under all of the provisions of this chapter pursuant to RCW  
13 36.70A.040(5).

14 (e) Exception. This subsection shall not be interpreted to permit  
15 in the rural area a major industrial development or a master planned  
16 resort unless otherwise specifically permitted under RCW 36.70A.360 and  
17 36.70A.365.

18 (6) A transportation element that implements, and is consistent  
19 with, the land use element.

20 (a) The transportation element shall include the following  
21 subelements:

22 (i) Land use assumptions used in estimating travel;

23 (ii) Estimated traffic impacts to state-owned transportation  
24 facilities resulting from land use assumptions to assist the department  
25 of transportation in monitoring the performance of state facilities, to  
26 plan improvements for the facilities, and to assess the impact of land-  
27 use decisions on state-owned transportation facilities;

28 (iii) Facilities and services needs, including:

29 (A) An inventory of air, water, and ground transportation  
30 facilities and services, including transit alignments and general  
31 aviation airport facilities, to define existing capital facilities and  
32 travel levels as a basis for future planning. This inventory must  
33 include state-owned transportation facilities within the city or  
34 county's jurisdiction boundaries;

35 (B) Level of service standards for all locally owned arterials and  
36 transit routes to serve as a gauge to judge performance of the system.  
37 These standards should be regionally coordinated;

38 (C) For state-owned transportation facilities, level of service  
39 standards for highways, as prescribed in chapters 47.06 and 47.80 RCW,

1 to gauge the performance of the system. The purposes of reflecting  
2 level of service standards for state highways in the local  
3 comprehensive plan are to monitor the performance of the system, to  
4 evaluate improvement strategies, and to facilitate coordination between  
5 the county's or city's six-year street, road, or transit program and  
6 the department of transportation's six-year investment program. The  
7 concurrency requirements of (b) of this subsection do not apply to  
8 transportation facilities and services of statewide significance except  
9 for counties consisting of islands whose only connection to the  
10 mainland are state highways or ferry routes. In these island counties,  
11 state highways and ferry route capacity must be a factor in meeting the  
12 concurrency requirements in (b) of this subsection;

13 (D) Specific actions and requirements for bringing into compliance  
14 locally owned transportation facilities or services that are below an  
15 established level of service standard;

16 (E) Forecasts of traffic for at least ten years based on the  
17 adopted land use plan to provide information on the location, timing,  
18 and capacity needs of future growth;

19 (F) Identification of state and local system needs to meet current  
20 and future demands. Identified needs on state-owned transportation  
21 facilities must be consistent with the statewide multimodal  
22 transportation plan required under chapter 47.06 RCW;

23 (iv) Finance, including:

24 (A) An analysis of funding capability to judge needs against  
25 probable funding resources;

26 (B) A multiyear financing plan based on the needs identified in the  
27 comprehensive plan, the appropriate parts of which shall serve as the  
28 basis for the six-year street, road, or transit program required by RCW  
29 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795  
30 for public transportation systems. The multiyear financing plan should  
31 be coordinated with the six-year improvement program developed by the  
32 department of transportation as required by RCW 47.05.030;

33 (C) If probable funding falls short of meeting identified needs, a  
34 discussion of how additional funding will be raised, or how land use  
35 assumptions will be reassessed to ensure that level of service  
36 standards will be met;

37 (v) Intergovernmental coordination efforts, including an assessment  
38 of the impacts of the transportation plan and land use assumptions on  
39 the transportation systems of adjacent jurisdictions;

1 (vi) Demand-management strategies.

2 (b) After adoption of the comprehensive plan by jurisdictions  
3 required to plan or who choose to plan under RCW 36.70A.040, local  
4 jurisdictions must adopt and enforce ordinances which prohibit  
5 development approval if the development causes the level of service on  
6 a locally owned transportation facility to decline below the standards  
7 adopted in the transportation element of the comprehensive plan, unless  
8 transportation improvements or strategies to accommodate the impacts of  
9 development are made concurrent with the development. These strategies  
10 may include increased public transportation service, ride sharing  
11 programs, demand management, and other transportation systems  
12 management strategies. For the purposes of this subsection (6)  
13 "concurrent with the development" shall mean that improvements or  
14 strategies are in place at the time of development, or that a financial  
15 commitment is in place to complete the improvements or strategies  
16 within six years.

17 (c) The transportation element described in this subsection (6),  
18 and the six-year plans required by RCW 35.77.010 for cities, RCW  
19 36.81.121 for counties, RCW 35.58.2795 for public transportation  
20 systems, and RCW 47.05.030 for the state, must be consistent.

21 (7) An economic development element establishing local goals,  
22 policies, objectives, and provisions for economic growth, vitality, and  
23 quality of life. The element shall include: (a) An assessment of the  
24 economic contributions made by existing commercial and industrial  
25 sectors to the community or region; (b) an assessment of opportunities  
26 for business retention, expansion, recruitment, and economic benefits  
27 of natural amenities; (c) an assessment of future needs, including  
28 capital facilities, land use, and housing, infrastructure, and  
29 workforce training to manage projected growth and foster economic  
30 vitality; and (d) an evaluation of economic impacts from new and  
31 existing businesses to determine effects on job retention, expansion,  
32 and enhancement opportunities.

33 **Sec. 4.** RCW 36.70A.210 and 1998 c 171 s 4 are each amended to read  
34 as follows:

35 (1) The legislature recognizes that counties are regional  
36 governments within their boundaries, and cities are primary providers  
37 of urban governmental services within urban growth areas. For the  
38 purposes of this section, a "countywide planning policy" is a written

1 policy statement or statements used solely for establishing a  
2 countywide framework from which county and city comprehensive plans are  
3 developed and adopted pursuant to this chapter. This framework shall  
4 ensure that city and county comprehensive plans are consistent as  
5 required in RCW 36.70A.100. Nothing in this section shall be construed  
6 to alter the land-use powers of cities.

7 (2) The legislative authority of a county that plans under RCW  
8 36.70A.040 shall adopt a countywide planning policy in cooperation with  
9 the cities located in whole or in part within the county as follows:

10 (a) No later than sixty calendar days from July 16, 1991, the  
11 legislative authority of each county that as of June 1, 1991, was  
12 required or chose to plan under RCW 36.70A.040 shall convene a meeting  
13 with representatives of each city located within the county for the  
14 purpose of establishing a collaborative process that will provide a  
15 framework for the adoption of a countywide planning policy. In other  
16 counties that are required or choose to plan under RCW 36.70A.040, this  
17 meeting shall be convened no later than sixty days after the date the  
18 county adopts its resolution of intention or was certified by the  
19 office of financial management.

20 (b) The process and framework for adoption of a countywide planning  
21 policy specified in (a) of this subsection shall determine the manner  
22 in which the county and the cities agree to all procedures and  
23 provisions including but not limited to desired planning policies,  
24 deadlines, ratification of final agreements and demonstration thereof,  
25 and financing, if any, of all activities associated therewith.

26 (c) If a county fails for any reason to convene a meeting with  
27 representatives of cities as required in (a) of this subsection, the  
28 governor may immediately impose any appropriate sanction or sanctions  
29 on the county from those specified under RCW 36.70A.340.

30 (d) If there is no agreement by October 1, 1991, in a county that  
31 was required or chose to plan under RCW 36.70A.040 as of June 1, 1991,  
32 or if there is no agreement within one hundred twenty days of the date  
33 the county adopted its resolution of intention or was certified by the  
34 office of financial management in any other county that is required or  
35 chooses to plan under RCW 36.70A.040, the governor shall first inquire  
36 of the jurisdictions as to the reason or reasons for failure to reach  
37 an agreement. If the governor deems it appropriate, the governor may  
38 immediately request the assistance of the department of community,  
39 trade, and economic development to mediate any disputes that preclude

1 agreement. If mediation is unsuccessful in resolving all disputes that  
2 will lead to agreement, the governor may impose appropriate sanctions  
3 from those specified under RCW 36.70A.340 on the county, city, or  
4 cities for failure to reach an agreement as provided in this section.  
5 The governor shall specify the reason or reasons for the imposition of  
6 any sanction.

7 (e) No later than July 1, 1992, the legislative authority of each  
8 county that was required or chose to plan under RCW 36.70A.040 as of  
9 June 1, 1991, or no later than fourteen months after the date the  
10 county adopted its resolution of intention or was certified by the  
11 office of financial management the county legislative authority of any  
12 other county that is required or chooses to plan under RCW 36.70A.040,  
13 shall adopt a countywide planning policy according to the process  
14 provided under this section and that is consistent with the agreement  
15 pursuant to (b) of this subsection, and after holding a public hearing  
16 or hearings on the proposed countywide planning policy.

17 (3) A countywide planning policy shall at a minimum, address the  
18 following:

19 (a) Policies to implement RCW 36.70A.110;

20 (b) Policies for promotion of contiguous and orderly development  
21 and provision of urban services to such development;

22 (c) Policies for siting public capital facilities of a countywide  
23 or statewide nature, including transportation facilities of statewide  
24 significance as defined in RCW 47.06.140;

25 (d) Policies for countywide transportation facilities and  
26 strategies;

27 (e) Policies that consider the need for affordable housing, such as  
28 housing for all economic segments of the population and parameters for  
29 its distribution;

30 (f) Policies for joint county and city planning within urban growth  
31 areas;

32 (g) Policies for countywide economic development and employment;  
33 ((and))

34 (h) Policies for the allocation of projected population and  
35 employment growth, and the number of residential units necessary to  
36 accommodate growth in the urban and rural areas by jurisdiction;

37 (i) Policies establishing appropriate densities for urban and rural  
38 areas;

1       (j) Performance measures to annually review progress towards  
2 accommodating the twenty-year population and employment growth  
3 projections established in the countywide planning policies;

4       (k) Policies that plan for and achieve a balance between jobs and  
5 housing; and

6       (l) An analysis of the fiscal impact.

7       (4) Federal agencies and Indian tribes may participate in and  
8 cooperate with the countywide planning policy adoption process.  
9 Adopted countywide planning policies shall be adhered to by state  
10 agencies.

11       (5) Failure to adopt a countywide planning policy that meets the  
12 requirements of this section may result in the imposition of a sanction  
13 or sanctions on a county or city within the county, as specified in RCW  
14 36.70A.340. In imposing a sanction or sanctions, the governor shall  
15 specify the reasons for failure to adopt a countywide planning policy  
16 in order that any imposed sanction or sanctions are fairly and  
17 equitably related to the failure to adopt a countywide planning policy.

18       (6) Cities and the governor may appeal an adopted countywide  
19 planning policy to the growth management hearings board within sixty  
20 days of the adoption of the countywide planning policy.

21       (7) Multicounty planning policies shall be adopted by two or more  
22 counties, each with a population of four hundred fifty thousand or  
23 more, with contiguous urban areas and may be adopted by other counties,  
24 according to the process established under this section or other  
25 processes agreed to among the counties and cities within the affected  
26 counties throughout the multicounty region.

27       NEW SECTION. Sec. 5. It is the intent of the legislature that the  
28 new elements required under section 3 of this act be adopted concurrent  
29 with the scheduled update provided in RCW 36.70A.130. Section 3 of  
30 this act is null and void unless funds are appropriated by the state at  
31 least one year before local governments must update comprehensive plans  
32 as required in RCW 36.70A.130.

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